

ORDINANCE NO. _____

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS15 to SP zoning for property located at 4307 Central Pike, 6157 North New Hope Road and Central Pike (unnumbered), approximately 1,370 feet east of North New Hope Road, to permit a mixed use development, all of which is described herein (Proposal No. 2019SP-031-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from RS15 to SP zoning for property located at 4307 Central Pike, 6157 North New Hope Road and Central Pike (unnumbered), approximately 1,370 feet east of North New Hope Road, to permit a mixed use development, being Property Parcel Nos. 067, 127, 138, 194 as designated on Map 087-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 087 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited as follows: Commercial District – 23,000 square feet of all uses of MUL; MF 1 – 80 multi-family units; MF 2 – 74 multi-family units. Stacked flats are prohibited; SF – 110 single-family lots

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

Conditions

1. All streets shall include a 5 foot sidewalk and 4 foot grass strip.

2. Architectural elevations consistent with the architectural character imagery shall be submitted with the final site plan.
3. All townhome units shall be rear loaded. No individual driveways shall be permitted from the public streets.
4. Stacked flat units and townhome units shall be connected to the public streets with sidewalks. Steps and stoops shall be included where possible.
5. Units in MF 2 may be divided by a subdivision with a minimum lot size of 2,300 square feet.
6. On the corrected set, indicate the front setback of multi-family flats as 15 feet.
7. On the corrected set, indicate the maximum height of the multi-family flats as 3 stories in 40 feet as measured from average grade elevation to eave of pitched roof.
8. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
9. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
10. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the following zoning districts: Commercial District – MUL-A; MF 1 – RM9; AMF 2 - RM4; SF – RS5 as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Steve Glover

Application fee paid by: The Lux Development Group,
LLC